

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 3, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ABEYANCE - SDR-35903 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: YOUNGBLOOD ARCHITECTURE, LTD - OWNER: CLIFF FINDLAY AND DONNA FINDLAY FAMILY TRUST - Request for a Site Development Plan Review FOR A PROPOSED 25,375 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) FACILITY WITH ACCESSORY AUTO REPAIR WITH A WAIVER OF TOWN CENTER LANDSCAPE ISLAND AND TREE REQUIREMENTS TO ALLOW 46 TREES WHERE 63 ARE REQUIRED AND WAIVERS OF TITLE 19 REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG THE WEST PERIMETER AND A WAIVER OF OPEN SPACE REQUIREMENTS TO ALLOW 13% WHERE 20% IS THE MINIMUM REQUIRED on a portion of an 11.57 acre site adjacent to the north side of Azure Drive, between US 95 and Tenaya Way (APN 125-27-101-036), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)

C.C.: 01/06/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards

Motion made by RICHARD TRUESDELL to Approve subject to conditions and amending Condition 7 as read for the record:

7. An Exception from Title 19.12 Landscape and Buffer Standards to allow 120 perimeter buffer trees where 136 is the minimum required.

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Passed For: 6; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 0

KEEN ELLSWORTH, VICKI QUINN, BYRON GOYNES, GLENN TROWBRIDGE, RICHARD TRUESDELL, GUS FLANGAS; (Against-STEVEN EVANS); (Abstain-None); (Did Not Vote-None); (Excused-None)

NOTE: Verbal correction made by COMMISSIONER EVANS to show an affirmative vote.

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

STEVE GEBEKE, Planning and Development, stated that the proposed motor vehicle sales facility does not meet the Town Center minimum standards for landscaping, trees, open space and planning materials. The subject site will be overbuilt and will not be compatible with the adjacent surrounding properties. Six parking lot trees have been added in the parking lot for a total of 52 trees where 63 are required. Staff recommended denial. If denied, the subject site would remain undeveloped until a future site development plan is approved. If approved, he recommended an amendment to Condition 7.

RICHARD YOUNGBLOOD, 4045 Dean Martin Drive, agreed with the conditions.

TODD FARLOW stated that once landscaping standards are developed, they should be adhered to. The car dealership requires trees which provide shade especially during the summer months.

COMMISSIONER TRUESDELL understood the concerns raised by MR. FARLOW but looking at the project, there is little deviation from the landscaping as the general intent of the Town Center standards are maintained.

MR. GEBEKE read the amendment to Condition 7 and clarified for COMMISSIONER EVANS that since the last meeting, a revised plan was submitted showing 52 trees instead of 46 trees.

CHAIR TROWBRIDGE declared the Public Hearing closed.